



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD

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BOARD OF SELECTMEN
MEETING MINUTES
November 17, 2015
Municipal Center, Conference Room A
7:00 p.m.

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A regular Board of Selectmen meeting was called to order at 7:01 p.m. Present: Craig Dauphinais, Jennifer Thomas, Bruce Spinney, Dennis Flynn, Brook Padgett, Tim McInerney, Doug Willardson and Laura St. John- Dupuis.

Tax Classification Hearing

Mr. Spinney read the public hearing notice. Mr. Spinney made a motion to open the public hearing. Ms. Thomas seconded. All were in favor.

Drew Manlove, Principal Assessor, addressed the Board and provided a presentation of the Tax Classification and stated that assessed values are not meant to raise or lower tax but to make sure taxes are spread equitably. The Assessor's office is resource for the tax payers and gives people the ability to get information.

Assessed values overall in Grafton saw incremental changes in the real estate market from January 1, 2014 to January 1, 2015. There was a moderate increase in single-family home values from \$1,479,484,450 in FY15 to \$1,501,494,600 for FY16. Single-family homes account for almost 70% of Grafton's total assessed value. The average assessed value rose .05% to \$342,182 this year.

Condominiums are the second largest class of property in Grafton, accounting for 13% of the total assessed value. Condominium value increased from FY16 from \$265,228,200 to \$282,837,200. When factoring in the overall increase in condo units in the town, the average assessed value saw a change of 5.5% to \$220,967.

Tax Levy, there is a limit to the property taxes that the Town of Grafton can levy. The levy limit for any given year is based on the previous year's levy limit and therefore is an historic figure. The prior year's levy limit, not actual levy, is the base for calculating the current year's levy limit. To that base is added 2.5% of the prior year's limit, new growth and any budget overrides approved by the town. To the levy limit is added debt exclusion, a temporary increase in the tax levy to cover annual debt service costs, and stabilization fund override, another temporary increase in the levy. Calculations based

on a FY16 actual property tax levy of \$36,724,455.89 or \$1,039,146 less than the maximum allowable levy.

Mr. Manlove provided the different tax rate options.

Single tax Rate: The single tax rate is calculated by dividing the tax levy (\$36,724,455.89) by the total assessed valuation for the town (\$2,192,504,829). Grafton's single tax rate for FY16 is \$16.75 per thousand dollars of assessed value. This represents a \$0.25 or 1.5% increase from last year's tax rate of \$16.50. Using a tax rate means that all classes of property have the same rate applied to their assessed value in order to calculate their tax bill. Grafton has historically used a single tax rate, effectively sharing the tax burden equitably amount all taxpayers in the town.

Split tax rate: There are separate tax rates for different classes of property and allows the Board of Selectmen to make the decision as to whether or not to shift the tax burden from one class of property to another. Statute provides a maximum allowable portion of the tax levy, up to 105% for Grafton to be borne by the commercial, industrial and personal property classes (CIP). Because the Commercial Industrial and personal property classes make up less than 10% of Grafton's total tax base, significant increases in CIP tax bills would result in a relatively small savings for residential property.

Residential Exemption: A residential exemption is a fixed dollar amount excluded from the valuation of each owner-occupied property for real estate tax purposes. This shifts the tax burden within the residential class of property. This burden is shifted not only from owner-occupied properties onto non-qualifying properties, but it is important to understand that the tax burden is also shifted from lower-valued properties to higher-valued properties. The residential exemption does not change the tax dollars raised by the residential class of properties. Therefore, to compensate for exemption granted to qualifying property owners, the tax rate would increase for all residentially property owners. The highest exemption that may be granted is 20% of the average assessed value of all residential parcels.

Small Commercial Exemption: The small commercial exemption authorizes the Board of Selectmen to exempt up to 10% of the value of commercial parcels which are assessed at less than \$1 million and have less than ten employees. Few businesses in Grafton would meet that criteria for this special exemption. Adopting a small commercial exemption increases the commercial and industrial tax rate.

Open Space Discount. The open space discount enables the Board of Selectmen to allow for a discount of all Class Two Open Space Properties. The discount may reduce the amount of the tax levy paid by the open space class to no less than 75 percent of its full and fair cash share of the levy. Adopting an open space discount lowers the open space tax rate because the amount of the levy paid by the class is reduced. Those taxes are shifted to the residential class alone, which means a higher residential tax rate. Currently there are not taxable properties in Grafton classified as Open Space.

Mr. Manlove stated there are tax relief exemptions for different folks such as senior citizens, veterans, paraplegics, blind persons and surviving spouses and minors of police officers and firefighters killed in the line of duty. The dollar amount of these exemptions varies. Mr. Manlove encourages anyone who might be eligible to contact the Assessor's office to apply from January to March or to see if there are exemptions available to them.

Mr. Flynn asked Mr. Manlove what is the average amount the seniors have saved and what does it amount. Mr. Manlove responded by saying we there are a couple types of exemptions for seniors. One type, a person has to fall within an asset limit and one is asset and income. This past year there were 65 people who qualified for a total of \$45K and that the exemption can be up to \$1,000 dollars in tax relief for seniors.

Mr. Flynn made a motion to close the public hearing. Ms. Thomas seconded. All were in favor.

Mr. Padgett made a motion to adopt a residential Factor of 1, no Open Space discount, no Residential Exemption, no Small Commercial exemption and give authorization to the Principal Assessor to electronically sign and submit the LA-5 to the DOR. Mr. Spinney seconded. All were in favor.

Milford Medicinals

Mr. Dauphinais introduced Michael Dundas the CEO of Milford Medicinals. Mr. Dundas addressed the Board and stated his address is 15 Moreland Avenue, Newton, MA. Mr. Dundas further stated he is here to request a letter of support or non-opposition to open a medical marijuana dispensary here in Grafton and that he submitted some information introducing Milford Medicinals Executive Management team and Board of Directors to the Board through the Town Administrators office. Currently, Milford Medicinals is currently licensed by the Department of Public Health under the Medical Marijuana Act with a location in Milford, MA; Grafton would be a second location. He recently took Chief Crepeau and Mr. McInerney on a tour of the Milford location to talk about the secure nature of the facility and how they conduct their operations. Milford Medicinals has found a property suited for this use. Mr. Dundas stated that he stands before the board tonight for any questions anyone may have.

Mr. Padgett asked Mr. Dundas how the facility will look; about security and who they expect their clientele to be.

Mr. Dundas stated that in 2012 the Massachusetts electorate passed proposition 3 the Medical Use of Marijuana Program. The Department of Public Health put together a complicated and comprehensive body of regulations governing medical marijuana, contrary to people's interpretation, not just anyone can walk into a facility, they are very secure. A physician must recognize that a person has a debilitating condition as called out in the Medical Marijuana law. The physician must then write a recommendation and then the person must go to the Department of Public Health and register to get an

identification card. The identification card and a state issued ID will allow a person to get into a facility.

Mr. Dundas stated further that he finds there are misconceptions of the type of clientele that will frequent the dispensary. And stated this is really a medicine and some people this is not medicine and believe this is a stepping stone to other drugs and he emphatically argues that this is not the case. If anyone thinks someone will be getting marijuana from their location for recreational purposes those folks will not be getting marijuana from this facility. They have put a lot of effort of making this a discrete professional store front and inside will mirror a physician's office.

Mr. Willardson showed a picture of the proposed location at 206 Worcester Street where the new location would be

Mr. Spinney asked Mr. Dundas what the decision was making process in coming to Grafton on 122. Is there a big market for this? Dundas stated that we established ourselves Milford Medicinals and see ourselves as members of the broader Worcester County community.

Mr. Dundas stated Milford Medicinals Board of Directors was asked about a location a potential location. Milford Medicinals Board member Jean Casale, a career pharmacist and a resident of Grafton MA recommended Grafton as a location. Mr. Dundas provided some statistics stating that the program in Massachusetts is brand new. The state has allowed 15 licenses of those only 4 licenses have been issued. There are 14,000 patients state wide registered and certified by the state. There are approximately 25 states that have medical marijuana programs. There is approximately 1.5 to 2% of the general population patient base. There patient base is growing slowly and far less than those receiving regular medications.

Mr. McInerney asked Mr. Dundas to state the following: Investment in building and curb appeal and background checks on the staff.

Mr. Dundas stated that the Façade of building will be retro fit according to the Department of Public Health regulations. There will be no representations of marijuana outside of the building and there will be no ability to see inside. Background checks the state requires for anyone who works for the Milford Marijuana and must be approved by DPH. The building will include a secure entrance way, cameras around the perimeter and inside. Security personal will be staff at during all business hours.

Mr. McInerney asked Mr. Dundas about background checks on employees of this facility. Mr. Dundas stated for employees that the state requires, background checks including professional licenses, civil records, and financial records. Volunteers also must go through this process according to the Department of Public Health.

Mr. Dundas stated that the process for Grafton is in mid-stream for applying for a marijuana dispensary license, there are three steps involved. Step1: Tell the DPH you

have an intention to apply. Sending detail information and personal Step 2: provide the State with a substantial packet with details of personnel. Part 3: Sighting Profile, where the business advises the state of the site to locate a dispensary and to submit letters of non-opposition.

Mr. Spinney asked Mr. Dundas how many towns has Milford Medicinals approached for another location. Mr. Dundas stated they have approached four towns and due to the competitive nature he could not disclose those locations, but could reveal them in private.

Mr. Padgett asked where the marijuana is grown. Mr. Dundas stated that Milford Medicinals will cultivate, produce and make prepackaged edibles that will be for sale in Milford and in Grafton. Grafton would not be cultivating, only the Milford facility will cultivate. The products will come in childproof containers.

Mr. Padgett also asked if there were going to be banking issues. Mr. Dundas stated that one bank has been willing to work with Milford Medicinals and further stated that banking in Massachusetts is less severe because the regulatory system is so strict. Regulations require everything must be tracked from seed to sale with a scan barcode. It is much more professional and considered regular banking.

Mr. Dundas recognized that many in the community may be in favor and many may not. When Milford was approached, Milford Medicinals approached the Police Chief of Milford with their security plans and asked for advice and input from the Police Chief. The Chief provided suggestions and Milford Medicinals took those suggestions. Mr. Dundas felt this provided a smooth run up interaction with the community. Milford Medicinals is more than happy to follow the same here in Grafton..

Mr. Dauphinais asked for questions or comments.

Phil Leger of the CMRPHA stated he had comments and questions:

Mr. Leger stated that Massachusetts regulations are very comprehensive and that medicinal marijuana is not your "backyard" marijuana.

Mr. Leger also indicated that the State has put together a fee structure for licensing \$1,500 non-refundable to put your name for a dispensary license and then \$30k to apply and the application must show the investors have to capital. Once permitted, there is a \$50k permit fee every year to DPH. The DPH will be inspecting dispensaries twice per month. One time will be planned and one time will be a surprise inspection.

Mr. Leger asked if baked goods will be prepared in Milford. Mr. Dundas stated there is a commercial kitchen in Milford. Grafton will not be preparing baked goods.

Mr. Leger also added that all information on of medical marijuana dispensaries can be found on the state's website.

Mr. Dundas responded to Mr. Leger and said there are pilot programs. There would be no reduction in property taxes as Milford Medicinals would be renting the building and added that all of the medical marijuana dispensaries are required to be nonprofit.

Chief Crepeau addressed the Board and stated that he did see the facility in Milford and would like to make sure the building is secure. Chief Crepeau stated the location in Grafton has had a history with incidents. Grafton has made recommendations for windows. The Chief added that he hopes Milford Medicinals come to Grafton that there is a dialogue.

Mr. Flynn asked the Chief from a law enforcement point of view and the type of staffing needed and how does the Chief see this facility integrated in the community and how does the Chief see this dispensary fitting into Grafton and with traffic and congestion. What is the public safety point of view and general law enforcement?

Chief Crepeau responded to Mr. Flynn stating one of the differences in Milford to Grafton is that their facility is tucked away in an industrial park, not on a main road that leads to Mass Pike. Chief Crepeau stated that he had asked the question about the foot traffic to Mr. Dundas and was advised that they anticipate about 40 persons per day for filling prescriptions. The hours will be 9AM -7PM. Chief Crepeau stated there are characters in the neighborhood and he has concerns about security. Chief Crepeau stated he is not concerned about inside the building, he is satisfied with that, outside is the concern and he would like to talk about that aspect of it. The Chief stated that he feels there will be cash and drugs and that is a concern. If the Police Department is responding to the dispensary location all of the time he will be coming to the Board to see what can be done as the dispensary will be getting a population of people coming in from Worcester, the second largest city in Massachusetts.

Chief Crepeau stated that he has heard commercials stating that marijuana cures anything Diabetes to Alzheimer's disease. He further stated that there are medical studies about the dangers of marijuana. In adolescents it is a big deal to use marijuana. If patients come in properly with their cards and if we stop someone on the street with a dose of medical marijuana the Police can check their identification card to make sure they are legitimate patients and there will be fraudulent cards out there, If there needs to a further investigation there will be.

Mr. Flynn asked Chief Crepeau how the police, at this point, determine if someone is under the influence of marijuana. The Chief stated the officer will perform a field sobriety test. He also indicated that he would send officers to school to learn about field testing. If there is nothing else but negligent driving, people will be stopped to see if they are impaired.

Mr. Spinney asked the Chief if there are officers who are trained in card system and how much does that cost. Chief Crepeau responded by saying there is not cost, the class is very popular and always filled to capacity. Mr. Spinney asked the Chief in your opinion having a facility like this would it have an impact if done right. The issue would

be those that can get cards through certain doctors. There are people who will find a way to get these cards and hopes this is the exception not the rule.

Chief Crepeau shows a community health assessment regarding Grafton's youth and. Mr. Dauphinais stated that he feels this has nothing to do with this. Mr. Flynn stated that that this should be read to the audience. Mr. Dauphinais feels he would like to keep things moving and thanked the Chief.

Ms. Debbie Chouinard from the Grafton Board of Health addressed the Board to ask a couple of questions and stated her concerns. Ms. Chouinard asked Mr. Dundas if they get a letter of support or not, can Milford Medicinals continue with Grafton. Mr. Dundas stated yes. Ms. Chouinard asked if the Board did not sign the letter will Milford Medicinals continue with Grafton. Mr. Dundas answered yes and stated that he sees himself in partnership Department of Public Health and perhaps the local Board of Health and fervently believes there are folks in Grafton and surrounding towns that need and would benefit from medical marijuana.

Ms. Chouinard asked if you Milford Medicinals is allowed to have three facilities are you pursuing a third? Mr. Dundas stated yes.

Mr. Padgett stated that synthetic marijuana is prescribed and doesn't work and knows that edibles with natural marijuana it has helped patients further stating that people do benefit from this and he has seen it. Mr. Padgett stated he will be in support of this if it is done right.

Mr. Dauphinais asked that whatever happens tonight, what is the process moving forward. Mr. McInerney stated that there would be a site plan review there are no local regulations with the town. Mr. Dauphinais asked what will the timeframe be. Mr. Dundas responded by stating Milford Medicinals does not have an exact timeframe. If the letter of support is approved tonight, Milford Medicinals will move into phase 3 of the process, with an expectation of opening mid to late summer. Mr. Dauphinais stated this is a controversial issue, part of our job is to protect this community and whether it be a facility like this or a liquor license, it is a big deal for us. I would hope you and your company would respect that and work with the Chief, Board of Health and Town Administrator's office.

Ms. Thomas made a motion. Mr. Flynn asked for a discussion.

Mr. Flynn stated that he worked as a school psychologist and spent 40 years in education and saw what marijuana did to schools in the 60's and 70's. Mr. Flynn worked with families who were having problems and feels marijuana is a problem with youth further stating that minors model the behaviors with what they observe. Mr. Flynn stated he has seen the effects that drugs have on the youth and further stated that he would not like to experiment with this in our community asking why do we need to have this in the heart of our community where there will be a distraction and stated this can be done anywhere other than Grafton and hopes the Board will not vote for it.

Ms. Thomas made a motion to sign a letter supporting Milford Medicinal to operate a Registered Marijuana Dispensary in Grafton. Mr. Spinney seconded. Mr. Padgett, Mr. Dauphinais, Ms. Thomas and Mr. Spinney were in favor. Mr. Flynn opposed and asked for discussion.

Traffic Safety Committee- Recommendations

Mr. Padgett made a motion to approve the Traffic Safety Recommendation to install "Slow Children" signs on both sides of Church Street at the discretion of the DPW Director and to clear brush to better expose the existing Stop sign on Bicknell and to install a "Stop Ahead" sign on the eastbound side of Bicknell at the discretion of the DPW Director. Ms. Thomas seconded. All were in favor.

One Grafton Common – Update

Andy Deschenes provided an update on the progress for the construction work at One Grafton Common with the below particulars.

- New Roof is complete it is a tight rubber roof with copper edging.
- Utility Work- the cut across the roadway has been done and has been patched.
- Interior construction of metal stud work in the great hall has been done.
- Relocated the mailbox
- Round window removed and being rebuilt
- New plumbing has been completed.
- Soffit work and interior work complete.
- Historical society pretty nearly complete needs some paint work.

Mr. Deschenes stated that there were some structural problems that found inside of the building. This wall was formally an exterior wall and it is failing. There is a crack in the brick wall where it has dropped a bit and is pushing forward. It is stable right now. Mr. Deschenes had the repair priced out and feels the new structure needs to be put in as well as some temporary shoring and scaffolding to remove the brick wall and replace it with a new wall.

Key Current work:

- New heating system installed and working
- Sprinkler system 95% complete
- Roof is complete building is weather tight
- Completion of siding
- Structural repair
- Complete all tenant work

By the end of year:

- Drywall and doors
- New main staircase
- New permanent electric service

To be completed in spring:

- Final site work/landscaping

Mr. Spinney asked if before cold weather hits will the majority of the work that causes dust will be done before the heating system is blowing dust. Mr. Deschenes stated that they have the ability to seal off and will take the curse off of what the tenants might have to endure. Mr. Spinney asked if air quality has improved. Mr. Deschenes stated yes it has already improved.

Mr. Deschenes stated that there is a large change order on the table. The change order is for \$106,353. He noted that the contingency in place is north of \$300k.

Mr. McInerney stated that the Board needs to approve the change order for \$106,353. Mr. Dauphinais asked Mr. Deschenes if he was happy with the structural engineer. Mr. Deschenes stated yes and that this was definitely the right way to go.

Mr. Deschenes stated the start date of this project was date April 2, 2015 and is scheduled end date April 4, 2016. Mr. Deschenes added further that we are a month ahead of schedule.

Mr. Spinney made motion to authorize the Town Administrator to sign the change order for the structural work. Mr. Padgett seconded. All were in favor.

Pole Petition- National Grid-Sibley Street

A representative from National Grid left the meeting prior to the Board getting to this agenda item. This Pole Petition will be continued for a date when a National Grid representative can be present. The public hearing notice was opened to hear from the resident who has come before the Board to voice her concerns of the location that National Grid is proposing.

Mr. Spinney read the public hearing notice.

Mr. Spinney made a motion to open the public hearing. Ms. Thomas seconded. All were in favor.

Ms. Sarah Bridges of 1 Sibley Street addressed the Board. She stated that she owns the piece of property on the corner of Sibley Street. The lot is buildable and her concern is where the pole is located, if a house was built the pole would be right on the front it.

Mr. McInerney advised that he will let National Grid know there is anticipation of a house going onto the lot. Mrs. Bridges wants the pole to be placed on town property below her stone wall.

Mr. McInerney assured Mrs. Bridges that we will tell Nation Grid what her concern is and we will let her know when they are coming back before the Board of Selectmen.

Ms. Thomas made a motion to continue the public hearing. Mr. Flynn seconded, all in favor none opposed.

APPOINTMENTS

Jonathan M. Burton – Tufts Representative for EDC

Mr. Spinney made a motion to appoint Jonathan M. Burton as the Tufts Representative for the EDC. Mr. Padgett seconded. All were in favor.

Appointments for Trustees of Soldiers and Memorial Committee

- William Cutler
- William Drago
- Andrew Kjellberg
- Peter Shay
- Kenneth B. Sherman

Mr. Spinney made a motion to appoint William Cutler, William Drago, Andrew Kjellberg, Peter Shay and Kenneth B. Sherman to the Trustees of Soldiers and Memorial Committee. Ms. Thomas seconded. All were in favor.

Resignation: Joann Duncan – Community Preservation Committee

Mr. Spinney made a motion to accept the resignation of Joann Duncan from the Community Preservation Committee and to send a letter of thanks. Mr. Padgett seconded. All were in favor.

NEW BUSINESS

Vote to Sign Pledge of License- Quatro Amigos, Inc. (Cancuns)

Attorney Mark Krieger, on behalf of Quatro Amigos, Inc. addresses the Board, stating that the owners of Cancuns had purchased property and as part of the loan they took out a pledge of license for additional collateral in the unlikely event of default if the bank were to foreclose on the business.

Mr. Flynn asked if this request was run by Town Counsel. Mr. McInerney stated it had not, but he will check with Town Counsel.

Attorney Krieger stated that he can assure the Board that this bank and other banks utilize this regularly and that the ABCC has a department that handles these request.

Mr. Padgett stated that a bank finds this is worth a great deal of money. It is not protecting them at all and doesn't see it as a big issue. We can vote on it contingent on Town Counsel.

Attorney Krieger stated that they already have the loan. The bank as part of the whole loan agreement requested the Pledge of License.

Mr. Padgett made a motion to approve the pledge of license to Quatro Amigos contingent upon Town Council approval. Ms. Thomas Seconded. All were in favor.

EDC Tasks/Goals

Mr. McInerney provide the five major points for the EDC's Tasks/Goals

1. Establish a welcome packet for new and existing businesses.
2. Develop survey tool for business to collect baseline data- always asking what the town can do you them.
3. Visit local businesses.
4. Using an Excel database prepared script and asked members to call five businesses a month.
5. Establish business breakfast for the spring as a semi-annual event.

Mr. Spinney stated he would like to review the EDC's goals and tasks two times per year.

Mr. Dauphinais feels # 4 is aggressive 5 is a lot and to maybe do 3-5. That's pretty time consuming and stated that with Welcome packet the EDC can figure out what they are doing. Get some good feedback from businesses for this.

Mr. Flynn stated that the EDC may have questions about the list of tasks and want to come back to discuss and they may have things they want to do that we haven't talked about as we would like to give them to have a chance to participate.

Mr. Dauphinais would like to schedule a meeting sometime in February and that will give them time to put things together.

Mr. McInerney asked if we want to have a discussion of these 5 points.

Mr. Spinney stated that we have already done that and at the end of the day it's our committee.

Mr. McInerney would like to have workshops where people can be helped with Facebook, google etc. But we need to have baseline information beforehand.

Mr. Flynn made a motion to provide the EDC with a draft copy of the draft goals and request action and further finalize their goals at the February workshop meeting. Ms. Thomas seconded. All were in favor.

TA Goals/Evaluation

Mr. Dauphinais stated that he asked TA to put this on here. We can do the evaluation now it doesn't have to coincide with the evaluation. Mr. Flynn asks if the Board can get a copy from last year.

Mr. McInerney stated that the Board did two things, core leadership and goals. It is a perfect time to do it on the whole document. We have the blank one from last year January 2015. Mr. Dauphinais asks Mr. McInerney to get that info out to the Board and set up a time table as to when you want it completed. Ms. Thomas stated that the Board will want new goals. Mr. Flynn stated he would like a response to those goals as you work on that each day. Mr. McInerney will send a blank form and a copy of the goals and decide what they are going to evaluate him on

Town Administrator Report

Mr. McInerney provided his report

- Mr. McInerney would like Good Energy to come in to discuss aggregated electricity with the Board in an upcoming meeting.
- Mr. McInerney would like to invite Direct Solar Energy to a future meeting along with members of the Energy Committee. He feels solar is a great idea.
- The waste water treatment plant is \$44M, which is \$4- \$5M under estimate. The bids will be awarded in January, late March construction should begin.
- Mr. McInerney stated he is working with google to put a package together working with small businesses.
- GURR- Mr. McInerney stated that hydrostatic testing of the tanks using standards they must meet will be taking place. A conservation agent will go there. Steve Charest will be there and will call Maria Mast (ConCom) if he sees something. The DEP will be there as well.

Mr. Dauphinais asked if there are other professionals that the town can have at the testing site. Mr. McInerney stated that no, we are not allowed. Mr. McInerney stated Steve Charest will be there and has been through several leak detecting tests before and he has access to the town's consultant. Mr. McInerney also stated that he has asked if our consultant will be allowed to be there. GURR says no.

Mr. Flynn addressed the Board as a private citizen, provided his address: 102 Upton Street, Grafton, MA. Mr. Flynn stated that he met with Town Counsel about the GURR and handout a copy of the STB's two page ruling. Mr. Flynn asked for some clarification on the highlighted areas of the ruling and that the we haven't received anything as a town. Mr. Flynn read an excerpt from the handout which states. "Towns may exercise their traditional police powers over the development of rail facilities like the one at issue here to the extent that the regulations "protect public health and safety, are settled and defined, can be obeyed with reasonable certainty, entail no extended or open-ended delays, and can be approved (or rejected) without the exercise of discretion on subjective questions." Mr. Flynn stated he feels it is not unreasonable to ask for a plan or some type of schedule and that going forward there will be things that need to be addressed. Make sure all is being done that should be. Mr. Flynn thinks it is imperative that we work with Town Council. There was not lead time give to us and it doesn't think this is reasonable.

Ms. Thomas asked if Ginny could send a letter with Dennis's information. Mr. McInerney stated we've asked to be on site and that he does not know if Town Counsel has had that discussion.

DISCUSSION

Town Meetings and Procedures (Ray Mead- Moderator)

Ray Mead addressed the Board to discuss Town Meeting and procedures.

Meeting Prior to Town Meeting: Mr. Mead stated that the meeting prior to Town Meeting really needs to happen. It does not have to be a Saturday; it can be the Thursday before as this is when the report of the committees is given.

Warrant Articles: Mr. Mead stated it was suggested to him by the Finance Committee to have their recommendations to the Warrant articles come up on the projector screen.

Electronic Voting: Mr. Mead stated that he received nothing but good comments about the electronic voting, except for one and stated that he received comments about people wanted to know the breakdown of the vote. Mr. Mead states that the total must come to him first before the breakdown can be shown to the audience. Mr. Mead stated that he would like to continue with electronic voting.

Article 15: Article 15 discusses voting, when a question is put a sense of the meeting it shall be determined by a show of hands. The moderator should state the actual count. Mr. Meade would like to add this to the bylaw and would require the Moderator to do this. Anyone can question a vote, but if he feels the vote should be taken again he will. It costs \$3,800 to rent. The town got 400 clickers and a person to run it. Mr. Spinney stated that it will promote attendance.

Microphones: Ms. Thomas said she liked the microphones in the aisle. Mr. Dauphinais suggested that two microphones at the top would be good. Mr. McInerney stated that it depends on how well you can see those folks up at the top. Mr. Padgett stated that things move along faster for people to line up.

Mr. Dauphinais stated he likes the idea of the meeting before the meeting, maybe the Tuesday at 6pm prior to the Board of Selectmen meeting.

Land Use – Perrault Property

Mr. Spinney would like to discuss two properties but would like to table this for now.

MEETING MINUTES

Mr. Spinney made a motion to accept the meeting minutes of 10/20/15 as presented. Ms. Thomas seconded, all were in favor.

Mr. Spinney made a motion to accept the meeting minutes of 11/3/15 as presented. Ms. Thomas seconded, all were in favor.

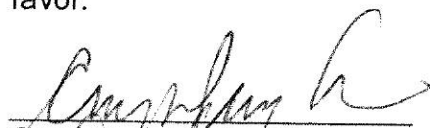
Mr. Flynn stated that he found a couple of typos and asked for them to be corrected. He provided the corrections to the Recording Secretary for correcting.

EXECUTIVE SESSION


MGL Chapter 30A, Sec. 21(3)
Litigation Update
Litigation Strategy
Union Negotiations
Land Negotiation
Non Union Negotiations
Strategy for Negotiations
Minutes

ADJOURN

At 10:07 Ms. Thomas made a motion to adjourn. Mr. Padgett seconded. All were in favor.


Craig Dauphinais, Chairman

12-15-15
Date Approved


Laura St. John-Dupuis, Recording Secretary